179.0	0004	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,400 / 764,400
					USE VALUE:	764,400 / 764,400
					ASSESSED:	764,400 / 764,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
220		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUTYRA LUCY	
Owner 2:	REEDER ROBERT J	
Owner 3:		
Street 1:	220 SYLVIA STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	PUSARA VIDAK&HUSEINOVIC NEDZAN -
Owner 2:	HUSEINOVIC ARMIN & NEDA -
Street 1:	220 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1974, having primarily Wood Shingle Exterior and 2075 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	375,900		388,500	764,400
Total Card	0.103	375,900		388,500	764,400
Total Parcel	0.103	375,900		388,500	764,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.42 | /Parcel: 368.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121567
GIS Ref	
GIS Ref	
Insp Date	07/19/18

!14084!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,900	0	4,500.	388,500	764,400		Year end	12/23/2021
2021	101	FV	363,400	0	4,500.	388,500	751,900		Year End Roll	12/10/2020
2020	101	FV	363,400	0	4,500.	388,500	751,900	751,900	Year End Roll	12/18/2019
2019	101	FV	314,600	0	4,500.	383,000	697,600	697,600	Year End Roll	1/3/2019
2018	101	FV	314,600	0	4,500.	294,100	608,700	608,700	Year End Roll	12/20/2017
2017	101	FV	251,500	0	4,500.	277,500	529,000	529,000	Year End Roll	1/3/2017
2016	101	FV	171,200	0	4,500.	255,300	426,500	426,500	Year End	1/4/2016
2015	101	FV	174,400	0	4,500.	238,700	413,100	413,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:18:35

LAST REV

Date	Time
08/06/18	09:05:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14084

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUSARA VIDAK&HU	68647-243		12/22/2016		815,000	No	No		
LAVASH RAYMOND	62870-269		10/31/2013		461,000	No	No		
LAVASH RAYMOND	53370-130		8/11/2009	Family	99	No	No		
	12669-113		7/17/1974			No	No		N

USER DEFINED

Prior Id # 1:	121567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2017	612	Solar Pa	2,000	C				
3/11/2016	270	Fireplac	1,400					install fireplace
6/25/2015	799	Redo Kit	7,000		6/25/2015			Replace kitchen ca

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
1/5/2009	Measured	345	PATRIOT
12/21/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	138628
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415789
Depreciation:	39916
Depreciated Total:	375873

COMMENTS

Kitchenette in BSMT (sink,Fridge, cabs).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

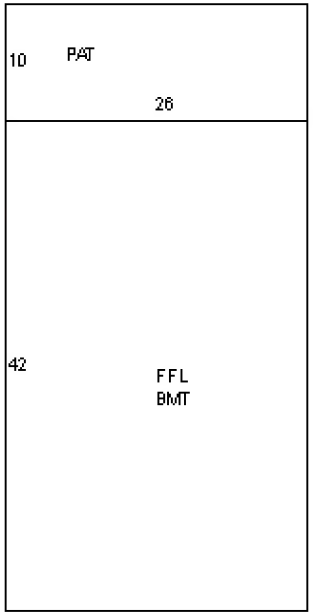
No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.99
Special Features:	0	Val/Su Net:	153.81
Final Total:	375900	Val/Su SzAd	344.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	117.940	128,795
FFL	First Floor	1,092	134.990	147,405
PAT	Patio	260	3.690	960
Net Sketched Area:		2,444	Total:	
Size Ad	1092	Gross Area	2964	FinArea 2075

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	LLV	90	V	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6X8	A	AV	1988	0.00	T	24.8	101						

PARCEL ID

179.0-0004-0011.0

More:	N	Total Yard Items:		Total Special Featues:		Total:	